

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

Rural Municipality of St. Clements

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204-482-3300.

**Tuesday
May 26, 2026
6:00 P.M.**

**Council Chambers
1043 Kittson Road
East Selkirk, MB**

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: VO 39-2026

Applicant: Carl and Tammy Capner

Property Location: 23 Shannon Crescent
RM of St. Clements
Roll # 688055
Legal: Lot 3 Block 4 Plan 18163

Application Purpose:
The applicant proposes to increase the maximum combined floor area of accessory buildings and the number of accessories to allow for construction of an accessory building on the subject property.



VARIANCE APPLICATION REPORT

Date	April 17, 2026
Application File	VO 39-2026
Applicant	Carl and Tammy Capner

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	23 Shannon Crescent
- Roll #	688055
- Legal	Lot 3 Block 4 Plan 18163
Zoning	"SR" Seasonal Residential Zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"RS" Resort designation RRPD Development Plan By-law No. 272/19
Property Size	18,503 square feet / .42 acres in area (+/-) 100 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"SR" Seasonal Residential Zone Table 14: Residential Bulk Table 3.2.4 Number of accessory buildings	Maximum combined floor no to exceed exceeds 800 sq. ft. Number of accessory buildings maximum of 2	Combined Floor Area: 944 sq. ft. Number of accessory buildings: 3

Application Purpose

The applicant proposes to increase the maximum combined floor area of accessory buildings and the number of accessories to allow for construction of an accessory building on the subject property.

NOTE: Separation distance between the 2 accessory structures at the rear of the property is 3' according to verbal confirmation from the Planning District

OPTIONS FOR COUNCIL'S CONSIDERATION

Under section 97(1) of *the Planning Act*, on completion of the public hearing, Council may:

- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area,
 - (iii) is the minimum modification of a zoning by-law required to relieve the injurious affect of the zoning by-law on the applicant's property, and
 - (iv) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

RECOMMENDED CONDITIONS OF APPROVAL

Should Council approve the requested zoning variances, the following conditions are recommended:

1. This variance is limited to what has been presented in this application. Any further changes, replacement or additions that are not in substantial conformance with the application would require a new approval.
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.
3. Applicant / owner pay any outstanding taxes, fines or fees to the R.M. of St. Clements.
4. Applicant / owner will not be able to use the accessory structure as habitable space and it is to be used for personal storage only.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 39, 2026
 23 Shannon Crescent, RM of St. Clements

Designation: "R" Resort
 Zoning: "SR" Seasonal Residential

Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is". The accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality. Map content is not to scale.

 Subject Property

 Roads

 Parcel Outline



LETTER OF INTENT

26-04-13

Additional Information – Letter of Intent

Red River Planning

Re: Letter of Intent to Increase the Square Footage of Outbuildings on our property at 23 Shannon Cr. Balsam Harbour.

Please accept this letter of intent to further describe our intention for our property at 23 Shannon Cr.

My wife and I have made application to build a new detached garage near the front of our property. This would be a 28-foot X 28-foot garage. Its' square footage would be approximately 784 square feet. This would accommodate our two vehicles plus most of our accumulated equipment and winter storage for our outdoor furniture.

We currently have 3 outbuildings, all of which are at the rear of our property. ^①Two of which will be removed from our property, prior to occupancy of our new detached garage. These 3 outbuildings are used as storage for a lot of our outdoor items and are virtually full. Storage is at a premium. The third outbuilding is an 8-foot X 12-foot shed. It is currently being used to house our yard maintenance equipment.

Even though a 28-foot X 28-foot garage is fairly large, it will not accommodate the storage of our items. I would therefore request permission to keep this third outbuilding (8-foot X 12-foot). It will remain at the rear of our property.

This would be a total of 880 square feet for outbuildings. My understanding is that this is 80 square feet above the allowed limit.

We Thank You for your consideration.

① We are applying for a variance to allow 3 outbuildings. The garage, one shed 8'x12', and one shed 8'x8'.

SITE PLAN

